



of radioactive materials in history. Thousands die, 450,000 are evacuated within a 30-square-kilometer area. **1987** Clean Water selected as the disposal site for the nation's radioactive waste. **1988** Congress bans ocean dumping of sewage sludge and industrial

LIVABLE COMMUNITIES

A Decent Home and Suitable Living Environment — A Congressional Mandate

*“Each generation writes its own biography in the cities it creates.”
—Lewis Mumford*

The Southeast has enjoyed economic prosperity and significant growth over the last decade. Atlanta’s population has doubled to almost four million, and South Florida currently supports six million people with an expected increase to 20 million by 2050. North Carolina has grown by 2.5 million since 1970, nearly a 50 percent increase, and its Office of State Planning predicts another 1.9 million increase over the next 20 years. EPA Southeast is working with our communities to optimize the benefits of our growth.

With so many people living in our region, cars are more prevalent than ever. EPA estimates that, over the next decade, this extra driving could eradicate all our gains in reducing air pollution. As a matter of fact, every state in EPA Southeast violated at least one clean air standard in 1999. Our population growth and resulting sprawl have also contributed to our loss of wetlands. Nearly half of the wetlands of

the Florida Everglades—almost one million acres—have been destroyed. In 1920, two million wading birds populated the Everglades, but today the area has fewer than 200,000. The Chattahoochee River in Georgia has been referred to as a “river in peril,” and EPA considers the 70 mile stretch of river below Atlanta to be among the five most polluted stretches of river in the nation.

We are working to assist our communities in dealing with environmental impacts and ways to avoid them. Many environmental impacts are the result of our past growth pattern which has been primarily single family homes that require large amounts of land and leave residents automobile dependent and stuck commuting in traffic. Commuter effects can be dramatic when you consider that a one acre parking lot generates 16 times more polluted runoff than a meadow.



Smart Growth involves planning and wise land use

EPA recognizes that environmental protection and economic development must be mutually compatible. We support efforts to build and rejuvenate our communities and fight sprawl. This concept, commonly referred to as Smart Growth,

addresses urban sprawl and improves our total quality of life. It involves preserving scenic beauty and the environmental assets of open spaces and creating livable communities. Smart Growth requires that we work together to rebuild inner cities where land has already been developed and city services exist. It's about planning wisely for the future.

Smart Growth at EPA Southeast includes the Brownfields Program. Brownfields are "abandoned or under used industrial and commercial facilities where redevelopment is complicated by real or perceived contamination." EPA launched the Program in January 1995 to empower



Eastward Ho! Revitalizing Southeast Florida's Urban Core and Protecting the Everglades

The Eastward Ho! Brownfields project identifies approximately 2,100 Brownfields sites in the 115-mile corridor that stretches through five Florida counties. This represents a partnership effort of public, private and non-profit community organizations—including local, state and federal government agencies—that serve as one arm of a larger strategic initiative to direct future growth in southeast Florida. This project is revitalizing southeast Florida's historic urban core and alleviating development pressures on the threatened Everglades ecosystem. Desired outcomes:

- Enhance ecosystems, public health, economic development and transit-related efforts.
- Promote sustainable communities.
- Protect the region's drinking water.
- Establish easy-to-use process for developers.
- Attract private development.



Mass transportation is important for healthy communities

nearly 11 million gallons of crude oil into Alaska's Prince William Sound. EPA announces TRI database which tells the public habitable and sales of homes begin. 1990 Some 200 million people participate in 20th anniversary of Earth Day. EPA becomes the

states, communities and stakeholders to work together to assess, clean up and reuse Brownfields.

The Brownfields Program encourages partnerships. Communities are critical to the success of this Program and they are strongly encouraged to participate as stakeholders. In addition to the Brownfields grants that provide seed money, EPA also provides grant dollars for job training that improves employment related to the environment.

The Brownfields National Agenda includes commitments from more than 25 organizations and 20 federal agencies. These commitments represent a 300 million-dollar investment in Brownfields communities by the federal government and an additional 165 million dollars in loan guarantees. EPA Southeast has 4,224 Brownfields properties, with

EPA's Project XL - eXcellence and Leadership

EPA's Project XL is designed to test innovative strategies to restore and protect our environment. The Atlantic Steel Project XL promotes Smart Growth and urban livability by facilitating the redevelopment of a former steel mill to productive mixed use in downtown Atlanta. The 138-acre site is now slated for a pedestrian friendly, commercial and residential development that will provide 2,400 new residences and nearly 20,000 new jobs.

The proposed site's location, design elements and potential connection to an existing transit system work together to combat the auto oriented nature of growth in the Atlanta area. EPA Southeast used the flexibility of Project XL to allow bridge construction connecting the

community to existing roads and highways that are crucial to accessibility. In return, it is expected that this project will lead to better air quality through the use of mass transit, access to services within walking or biking distance, revitalization of an urban community and productive reuse of land that was previously considered a liability.

The Atlantic Steel Project XL provides EPA an opportunity to showcase a project that encourages in-town growth while balancing environmental protection. This project is a positive example that abandoned industry sites can be reclaimed while providing a healthy community and ideal environment for local economies to thrive.



Citizens and local officials work together on community planning issues

every state in the southeastern region participating in the Program.

The communities of EPA Southeast have shown that they want to decrease traffic congestion and increase planning and Smart Growth. We're working together to make our communities healthy communities.

Here's What You Can Do to Help Maintain a Healthy Community:

- *Get involved in local planning efforts.*
- *Use mass transit.*
- *Car pool.*
- *Recycle.*
- *Practice water conservation.*